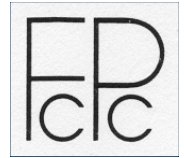




FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



MEETING SUMMARY Wednesday August 8, 2012

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| ITEM | TIME | ACTION REQUESTED |
|-------------------------|------|------------------|
| <u>9:30 A.M.</u> | | |

1. **MINUTES**

July 11, 2012

Decision:

Mr. Lawrence made a motion to approve the Minutes from the July 11, 2012 FcPc Meeting.
Ms. Wolfe 2nd.

Vote: 7-0-0-0

For: 7 - Lawrence, Floyd, Wolfe, McClurkin, Hall, Robbins, and Young

Against: 0

Abstain: 0

Absent: 0

2. **PLANNING COMMISSION COMMENTS**

Mr. Lawrence extended congratulations to Karin Tome on being elected Mayor of Brunswick.
Commissioner Young also added congratulations to council members elected.

3. **AGENCY COMMENTS/AGENDA BRIEFING**

Eric Soter, Community Development Division Director stated that a public hearing on Subdivision Regulations originally planned and advertised for the August 8th meeting, was removed from the agenda for further research and will be posted at a later time.

4. **CONCEPT PLAN**

DECISION

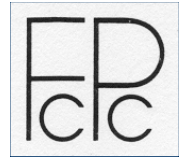
- a) **Spring Hollow Farm** – The Applicant requested concept plan approval for 14 Residential Cluster lots and a remainder lot. The plan also proposed a new public street. Located at the southwest corner of Mussetter Road and West Hyatt Road, directly across from East Hyatt Road. Zoned: Residential (R-1), New Market Planning Region. Tax Map 79 / Parcel 173.
File # S1103, Site # 12739 & FRO # 12740

Decision: Ms. Wolfe made a motion to approve the plan in accordance with the Staff's findings and recommendations. Mr. Young 2nd.



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Vote: 6-1-0-0

For: 6 - Lawrence, McClurkin, Hall, Robbins, Wolfe, Young

Against: 1 - Floyd

Abstain: 0

Absent: 0

5. SITE PLAN

DECISION

- a) Coffman Recycling Service - The Applicant requested site plan approval for a recycling pick-up and distribution center to occupy two proposed buildings, on a 2.94-acre site. Located along Reich's Ford Road, north of Hillmark Court. Zoned: General Industrial (GI), Frederick Planning Region Tax Map 77 / Parcels 18.

File # SP78-04, Site # 12597, APFO # 12598 & FRO # 12599

Decision: Mr. Lawrence made a motion for conditional approval of the site plan in accordance with the Staff's findings and recommendations. Mr. Hall 2nd.

Vote: 7-0-0-0

For: 7 – Hall, Lawrence, McClurkin, Floyd, Robbins, Wolfe, and Young

Against: 0

Abstain: 0

Absent: 0

6. ZONING TEXT AMENDMENT PUBLIC HEARING

RECOMMENDATION

- a) Nongovernmental Electric Substation (ZT-12-14) - Staff presented for Planning Commission and public review amendments proposed to existing sections of the zoning ordinance to create 'Nongovernmental electric substation'. The proposed land use term would represent those projects above and beyond the existing 'Nongovernmental utility' provisions, including a new definition provided in section 1-19-11.100. The newly created 'Nongovernmental electric substation' land use is proposed as a principal permitted use as a special exception with site development plan approval (E) in the Limited Industrial (LI) and General Industrial (GI) zoning districts.

Decision: Mr. Lawrence made a motion to recommend the BOCC approve the text amendment as presented. Mr. Robbins 2nd.

Vote: 7-0-0-0

For: 7 – Hall, Lawrence, McClurkin, Floyd, Robbins, Wolfe, and Young

Against: 0

Abstain: 0

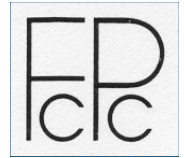
Absent: 0

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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7. DRRA & PHASE 1 AMENDMENT

INFORMATIONAL

- a) Lansdale DRRA & Phase I Amendment- Staff presented the applications for the Lansdale PUD for the proposed Development Rights and Responsibilities Agreement (DRRA) and for the PUD Phase I amendment. This is for information only in preparation for the public hearing scheduled for August 22nd.

8. COMPREHENSIVE PLAN / ZONING REVIEW

RECOMMENDATION

- a) As a follow-up to the joint public hearing held July 31st the Planning Commission reviewed the Draft Comprehensive Plan/Zoning Review to consider a recommendation to the Board of County Commissioners. Staff reviewed the individual regions for any recommended changes and/or questions or concerns from the Planning Commission.

Decision: Mr. Hall made a motion to approve staff recommendation with an addendum that the Water and Sewer Plan as amended is consistent with the Comprehensive Plan. Mr. Lawrence 2nd.

Vote: 6-1-0-0

For: 6 – Hall, Lawrence, Floyd, Robbins, Wolfe, and Young

Against: 1 - McClurkin

Abstain: 0

Absent: 0

Meeting adjourned at 2:05 p.m.